

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY – Change of Land Use from Residential use zone to Commercial use in Sy.No.39(p), 40(p) and 41(p) of Kothaguda (V), Serilingampally (M), R.R.District to an extent of 4 acres and 4-26 guntas – Draft variation – Confirmed - Orders - Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

**G.O.Ms.No. 331**

**Dated the 20<sup>th</sup> May, 2009.**

Read the following:-

- 1) G.O.Ms.No.288, M.A. & U.D. (I1) Department, dt.3.4.2008.
- 2) From the Vice Chairman, Cyberabad Development Authority, Letter No. 12534/CLU/CDA/2007, dt.5.11.2007.
- 3) Government Memo. No.23324/H2/2007-1 & 2, Municipal Administration and Urban Development Department, dated 18.1.2008 and 28.1.2008.
- 4) From the Vice Chairman, Cyberabad Development Authority, Letter No. 12534/CLU/CDA/2007, dt.30.7.2008.
- 5) Government Memo. No.23324/H2/2007-3, Municipal Administration and Urban Development Department, dated 1.10.2008.
- 6) From the Commissioner of Printing, A.P., Extraordinary Gazette No.574, Part-I, dated 6.10.2008.
- 7) From the Metropolitan Commissioner, H.M.D.A. Letter No.12534/CDA/Plg/HMDA/2007, dt.10.2.2009.
- 8) Government Letter No.23324/H2/2007-3, Municipal Administration and Urban Development Department, dated 1.10.2008.
- 9) From the Metropolitan Commissioner, H.M.D.A. Letter No.12534/CDA/CLU/2007, dt.4.3.2009.

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**ORDER:-**

The draft variation to the land use envisaged in the notified Revised Master Plan 2020 of HUDA Area, issued in Government Memo fifth read above was published in the Extraordinary issue of Andhra Pradesh Gazette No. 574, Part-I, dated 6.10.2008. It is reported by the Metropolitan Commissioner, H.M.D.A. that the applicant has paid an amount of Rs.16,61,846/- (Rupees sixteen lakh sixty one thousand eight hundred and forty six only) towards development charges and an amount of Rs.1,22,664/- (Rupees one lakh twenty two thousand six hundred and sixty four only) towards publication charges for the proposed change of land use. No objections and suggestions have been received from the public within the stipulated period. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, **dated 28.05.2009.**

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of the same to the Government.

( BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH )

**Dr.C.V.S.K.SARMA,**  
**PRINCIPAL SECRETARY TO GOVERNMENT.**

To  
The Commissioner of Printing, Hyderabad.

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The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.  
(with a request to publish a notice in the newspapers as specified in sub-section (4) of section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of the same to the Government for taking further action.)

**Copy to:**

The applicant through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.  
The Special Officer and Competent Authority,  
Urban Land Ceiling, Hyderabad.  
The District Collector, Ranga Reddy District, Hyderabad.  
The Private Secretary to M(MA&UD).  
SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (A.P. Act No. 8 of 2008), the Government hereby makes the following variation to the envisaged notified extensive modification to the Master Plan 2020 of HUDA Area issued vide G.O.Ms.No.288, MA&UD (I1) Department, dated 3.4.2008 for Non-Municipal Area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 574, Part-I, dated 6.10.2008 as required by sub-section (3) of the said section.

**VARIATION**

The site falling in Sy.Nos.39(p), 40(p) and 41(p) situated at Kothaguda (V), Serilingampally (M), Ranga Reddy District to an extent of 4 acres and 4.26 guntas, the boundaries of which are given in the schedule below, which is presently earmarked for Residential use zone in the notified Revised Master Plan 2020 of HUDA Area sanctioned in G.O.Ms.No. 288, MA&UD (I1) Department, dated 3.4.2008, is designated as Commercial use zone as shown in the extract of Master Plan, which is available in the Office of Hyderabad Metropolitan Development Authority, Hyderabad,  
**subject to the following conditions; namely:-**

1. that the applicant shall obtain prior permission from competent authority before undertaking any development in the site under reference.
2. that the applicant shall handover the areas affected under the notified roads to the local body at free of cost.
3. that the applicant shall develop the roads free of cost as may be required by the local authority.
4. that the owner/applicant shall handover the area affected under the proposed 60.00 mtrs wide road to the local body at free of cost.
5. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., U.D.As./Municipal Corporations / Municipalities before issue of building permission/development permission and it must be ensured that the best financial interests of the Government are preserved.
6. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
7. that the owners/applicants are solely responsible for any misrepresentation with regard to ownership/title, Urban Land Ceiling clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. that the change of land use shall not be used as the proof of any title of the land.
9. that the change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per Law.
10. that the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall verify the court cases pending if any, before issue of permission.

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**SCHEDULE OF BOUNDARIES**

**NORTH** : Village settlement and Sy.No.40(p) and 51 of Kothaguda (V)  
**SOUTH** : Sy.No.38 of Kothaguda (V)  
**EAST** : Gachibowli – Miyapur main road and Sy.No.39 of Kothaguda (V)  
**WEST** : Sy.No.41 (P) and 51 of Kothaguda (V)

**Dr.C.V.S.K.SARMA,  
PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER